

[Click to view MFH-ADF1626166](#)

## Countryside house for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



**€255,000**

inc. of agency fees

3 Beds      200 sqm      0.9 ha

Located in a quiet spot between Lannemezan and Castelnau-Magnoac is this spacious and charming home offering 200m<sup>2</sup> of living space...

### At a Glance

<b>Reference</b>	MFH-ADF1626166	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€255,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.9 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a quiet spot between Lannemezan and Castelnau-Magnoac is this spacious and charming home offering 200m<sup>2</sup> of living space with 9000m<sup>2</sup> of grounds. It has three ample bedrooms and numerous outbuildings.

This bucolic location is surrounded by organic agriculture.

The ground floor is comprised of a generous entrance hall of 15m<sup>2</sup>, a 17m<sup>2</sup> fitted kitchen, a 25m<sup>2</sup> living room with wood burner and a 22m<sup>2</sup> sitting room, also with wood burner.

A passageway leads to a 5m<sup>2</sup> washroom, a toilet, a 14m<sup>2</sup> larder and a 25m<sup>2</sup> wine press.

Upstairs are three bedrooms (20m<sup>2</sup>, 23m<sup>2</sup> & 27m<sup>2</sup>) as well as a 14m<sup>2</sup> study and a 19m<sup>2</sup> space currently serving as storage room.

Outside, there is a covered yard and numerous outbuildings including a hay barn, livestock barn, henhouse and pigsty. There is a well which you can use for watering your plants.

Around half of the windows are double glazed. The roof is covered in tile. There is no central heating, only the wood burners. The property is served by an individual sewage system.

You will be just over 5 mins from Castelnau-Magnoac, 20 mins from Lannemezan, 45 mins from Tarbes and airport and 2h from Toulouse and airport.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€255,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.9 ha

## Location: Occitanie



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved